

**Development Control Regulations for  
Greater Mumbai, 1961.**

- Sub-Section to Regulation No.  
100(1).

- Enacted pursuant to Section 37(1) of  
Municipal Corporation Act and Town  
Planning Act, 1965.

**GOVERNMENT OF MAHARASHTRA**

Urban Development Department,

1, Colaba Road, Mumbai 400 032

Dated the 16<sup>th</sup> April, 2011.

**MUM-58**

RE: - MUM-58/2011/UD-1

The Development Control Regulations for Greater Mumbai, 1961, (hereinafter referred to as the "said Regulations") have been sanctioned by Government under section 37(1) of the Maharashtra Regional and Town Planning Act, 1965 (hereinafter referred to as the "said Act") and Urban Development Department Notification No. G-1000/RDP/UD-1, dated 27/2/1967 in connection therewith dated 27/2/1967.

Regulation No. 52(1) of the said Regulations empowers the Municipal Corporation, Maharashtra and/or of Greater Mumbai (hereinafter referred to as the "said Corporation") to grant additional floor area above the permitted FSI to specified buildings of educational institutions. The grant of such additional FSI is subject to the payment of such premium as may be decided by Government.

The Government has received a number of representations from various educational institutions requesting to enhance the limit of additional FSI that may be granted to educational buildings.

After considering the aforesaid representations and after consulting the Education Department, Government finds it necessary to enhance the limit of additional FSI that may be granted to educational buildings subject to certain specific conditions, for which proposal in conformity to Regulation 52(2) is necessary.

Considering all these facts and in exercise of the powers vested under section 37(1) of the said Act, Government is hereby pleased to issue the following directions to the said Corporation,

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## DIRECTIONS

The said Corporation shall initiate modification to Regulation No.63(2) of the said Regulations as under -

**Modification No.1:** The following new proviso shall be added to the second proviso of Regulation No.63(2).

"Provided further that, with the previous approval of Government, the PSI in Table No.14 for buildings (non-conventional) of concessional institutions may be permitted to be further increased by a maximum of 20% over and above the additional PSI permitted as aforesaid. The further additional PSI thus granted shall be subject to the terms and conditions enumerated below.

### Terms and Conditions

- a) Out of the total additional PSI of 30% through 50% may be availed by utilising Transferable Development Rights (without payment of premium) except in the Island City, provided that the utilisation of such TDR will be allowed after availing of the remaining additional 15%.
- b) Such additional PSI (except the TDR component) will be periodically subject to the periodical revision of Government and may be decided by Government, all of which shall be payable to the Corporation.
- c) The additional building area covered above the permissible PSI shall be utilised for low cost educational purposes only.
- d) As and when required, arrangements of Government Buildings shall be made available to the Government for the educational institutions.
- e) 10% area, out of the said surplus, shall be reserved for Government purposes, all year be managed by the Department of School Education, Department of Higher and Technical Education, Government of Maharashtra.
- f) The Director of School Education, Government of Maharashtra and Director of Higher and Technical Education, Government of Maharashtra shall be the competent authority to monitor as to whether the Educational Institution is working on some and conditions referred to in (a) of sub (a) above and in case of any breach thereof or if such the Education does not satisfy the Educational Institutions are not to the satisfaction of the said Department, the Director of School Education and the Director of Higher and Technical Education shall have the right to suitably penalise the Educational Institution.
- g) The Educational Institution shall maintain records regarding free/concessional education rendered to the needy persons, which shall be made available to the Director of School Education, Higher and Technical Education on demand.

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- 1) The trustees of the Educational Institution shall furnish the complete particulars relating to the situation of school Education Higher and Technical Education in regard to (a), (b) and (g) above.
- 2) A building for a Educational Institution containing raised water lines under no education space has exceeding 20% of the permissible built-up volume per Table No. 1) it shall also be eligible for further addition of 75% to be completed in the entire plot area.
- 3) The Educational Institution shall be understanding that it shall abide by the following conditions:-

**Modification Page:** As per clause 37 covering the grant of TDR in Appendix IV of regulation 28 of the said bye-laws shall be done as under:-

**\*Clause No.11:** Non-residential buildings provided in these Regulations, additional to open air recreation, shall be provided as per the provisions contained in the said bye-laws. To be utilized in the form of TDR (except in the Island City) in case of buildings on independent piece of land owned by Trustees of Public Charitable Trusts, provided that volume of TDR will be allowed on the basis of fully the remaining allowable area is 50% of the total permitted area.

- 1) The said Corporation shall publish the said bye-laws within 60 days from the date of issue of these bye-laws and any objections from the general public for the same shall be.
- 2) All the existing buildings shall be demolished under section 37(1) of the said Act. No new construction shall be submitted to the Government.

It is recommended to the Council of the Corporation of Maharashtra,



Municipal Commissioner

Secretary to Government,

To

The Municipal Commissioner,  
Municipal Corporation of Maharashtra

Copies to

- 1) Principal Secretary, Housing and Townships, Government of Maharashtra, Maharashtra, Mumbai 400 032
- 2) Secretary, Public Education Department, Government of Maharashtra, Maharashtra, Mumbai 400 052
- 3) Director of Education, Maharashtra State Government Building Pune

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